

# BERGUIN MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BRANDON S. BERGUIN IS THE OWNER OF THAT REAL PROPERTY LOCATED IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, AND BEING A PART OF THE SW 1/4 OF SECTION 7 TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (ORIGINAL DEED BOOK 1993, PAGE 563.)

A PARCEL OF LAND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, AND ASSUMING THE WEST LINE OF THE SW 1/4 SW 1/4 OF SECTION 7 TO BEAR NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W) WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W) A DISTANCE OF 490.00 FEET ALONG THE WEST LINE OF THE SW 1/4 SW 1/4; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST (N 89°59'41" E), A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W), A DISTANCE OF 88.83 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST (N 89°59'41" E), A DISTANCE OF 10.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS WEST (N 00°00'19" W), A DISTANCE OF 40.84 FEET; NORTH 44 DEGREES 55 MINUTES 53 SECONDS EAST (N 44°55'53" E), A DISTANCE OF 16.44 FEET TO THE SOUTH RIGHT OF WAY OF BUNTING AVENUE; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST (S 89°54'18" E), A DISTANCE OF 358.07 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 44 DEGREES 54 MINUTES 35 SECONDS EAST (S 44°54'35" E), A DISTANCE OF 33.94 FEET TO THE WEST RIGHT OF WAY OF COURT ROAD; THENCE SOUTH 00 DEGREES 05 MINUTES 09 SECONDS WEST (S 00°05'09" W), A DISTANCE OF 116.64 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 89 DEGREES 59 MINUTES 41 SECONDS WEST (S 89°59'41" W), A DISTANCE OF 403.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.266 ACRES, OR 55129 SQUARE FEET AS DESCRIBED.

THE SAID OWNER HAS CAUSED THE SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS BERGUIN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, STATE OF COLORADO. THAT SAID OWNER DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS AND RIGHTS-OF-WAY AS SHOWN ON THE ACCOMPANYING PLAT TO THE CITY OF GRAND JUNCTION, AND FOR THE USE OF THE PUBLIC FOREVER, AND HEREBY DEDICATES TO THE CITY OF GRAND JUNCTION FOR THE USE OF THE PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE LABELED AS UTILITY, OR MULTI-PURPOSE EASEMENTS ON THE ACCOMPANYING PLAT AS PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH; WITH PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SUCH LINES. SUCH EASEMENTS AND RIGHTS SHALL BE UTILIZED IN A REASONABLE AND PRUDENT MANNER. THAT ALL EXPENSES FOR STREET PAVING OR IMPROVEMENTS SHALL BE FURNISHED BY THE SELLER OR PURCHASER, NOT THE CITY OF GRAND JUNCTION.

IN WITNESS WHEREOF SAID OWNER HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 27th DAY OF July, A.D., 1993

*Brandon S. Berguin*  
BRANDON S. BERGUIN

STATE OF COLORADO }  
COUNTY OF MESA } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, A.D., 1993, BY: BRANDON S. BERGUIN

10/25/95 Leandra Silva  
MY COMMISSION EXPIRES NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE  
STATE OF COLORADO }  
COUNTY OF MESA } SS

I hereby certify that this instrument was filed in my office at 10:50 o'clock A.M., SEPTEMBER 13, A.D., 1993, and was duly recorded in plat Book No. 14 Page No. 150.  
DRAWER # AA28  
Reception # 1652711

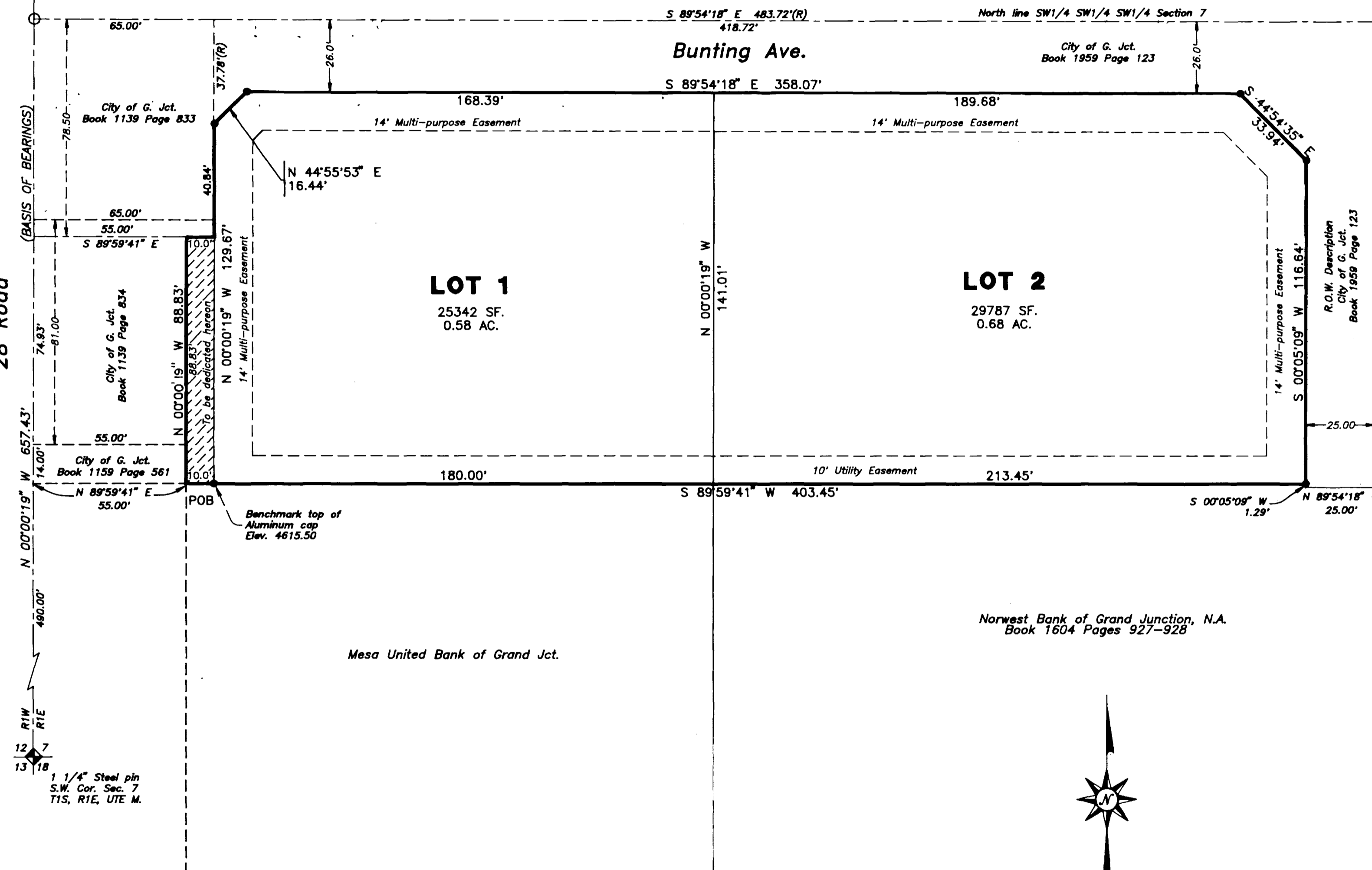
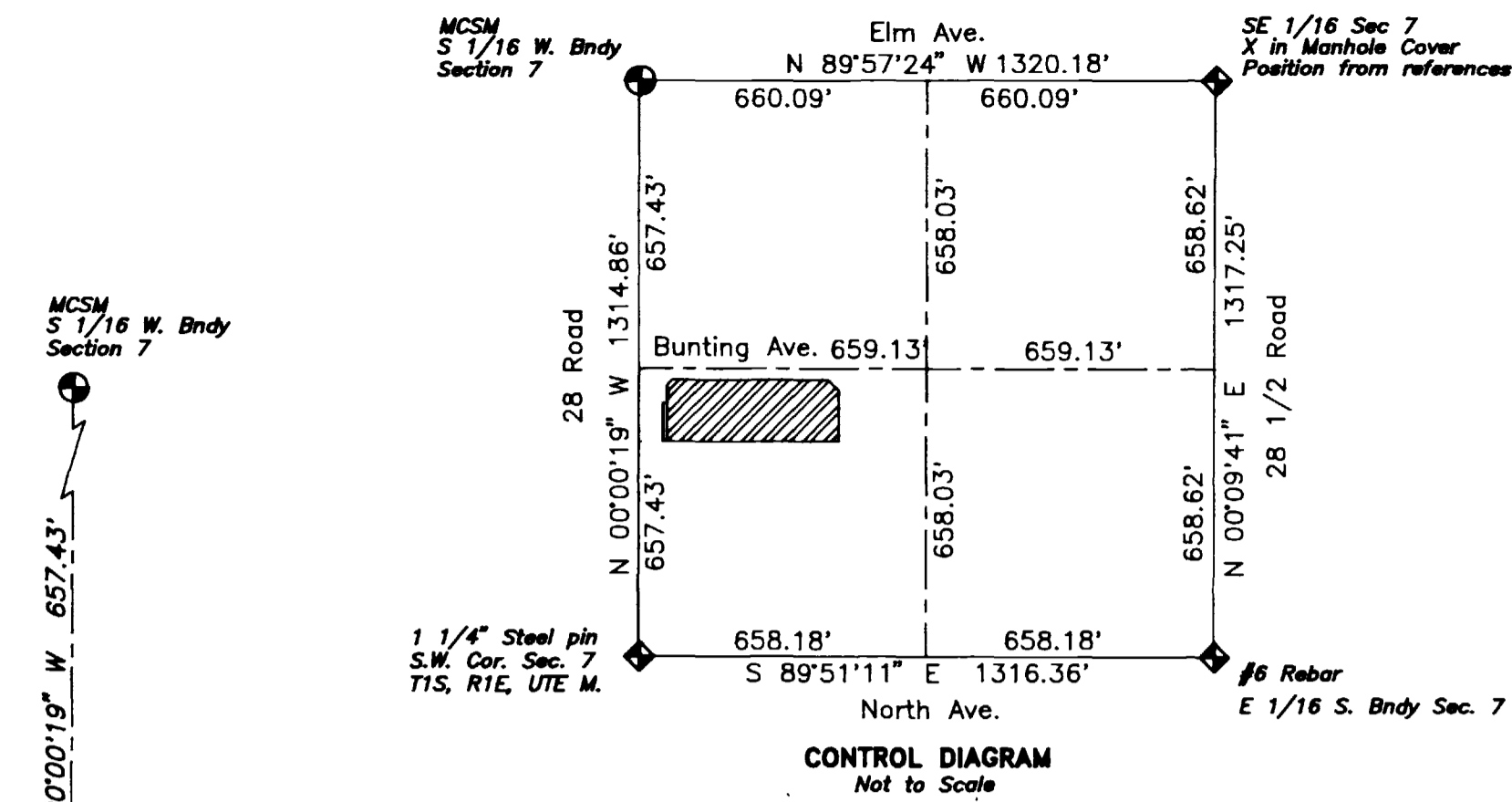
Clerk and Recorder

## CITY APPROVAL

THIS PLAT OF BERGUIN MINOR SUBDIVISION, A SUBDIVISION IN THE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, IS APPROVED AND ACCEPTED ON THIS 1st DAY OF SEPTEMBER, 1993.

*Walter Cohen*  
CITY MANAGER

*Frank ...*  
PRESIDENT OF CITY COUNCIL

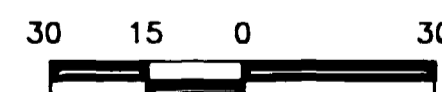


Norwest Bank of Grand Junction, N.A.  
Book 1604 Pages 927-928

Mesa United Bank of Grand Jct.



Scale 1"=30'



## AREA SUMMARY

AREA IN LOTS	=	1.266 Acres
AREA IN ROADS	=	0.020 Acres
TOTAL	=	1.286 Acres

## LEGEND

- MESA COUNTY SURVEY MONUMENT
- SET ALUM CAP & No. 5 REBAR AT ALL LOT CORNERS
- SET ALUMINUM CAP ON No. 5 REBAR IN CONCRETE, PLS 16835
- (R) RECORD DISTANCE
- ◆ FOUND SURVEY MONUMENT AS NOTED
- CALCULATED POSITION (NOT SET)

## BASIS OF BEARINGS

Basis of bearings assume the West line of the SW 1/4 SW 1/4 of Section 7 to bear N 00°00'19" W. The Southwest corner of Section 7 is a 1 1/4" steel pin, and the S 1/16 corner on the West line of Section 7 is a Mesa County Brass Cap.

## SURVEYOR'S CERTIFICATE

I, DENNIS W. JOHNSON, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT OF BERGUIN MINOR SUBDIVISION, A SUBDIVISION OF A PART OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS A FIELD SURVEY OF SAME. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR SUBDIVISION PLATS SPECIFIED IN THE CITY OF GRAND JUNCTION ZONING AND DEVELOPMENT CODE AND APPLICABLE LAWS OF THE STATE OF COLORADO.

*Dennis W. Johnson*  
DENNIS W. JOHNSON, PLS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 16835

6/22/93  
DATE

**BERGUIN MINOR SUBDIVISION**  
LOCATED IN THE SW 1/4 SECTION 7  
T1S, R1E, UTE MERIDIAN  
MESA COUNTY, COLORADO

Professional Surveying Services  
P.O. BOX 4506, Grand Junction, CO 81502  
303-241-3841

SUR. BY: JF/LD DRAWN BY: DMJ  
JOB NO. 9313-2 SHEET 1 OF 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Rev. 6/21/93  
5/03/93  
9313-2.dwg